

PLEASE PROVIDE A COPY OF THIS TO ALL TENANTS

Duties of occupants of residential rental units

- A. Comply with all obligations of this article and all applicable codes and Borough ordinances, as well as all state laws and regulations.
- B. Conduct himself/herself and require other persons, including, but not limited to, guests on the premises and within his/her residential rental unit with their consent to conduct themselves in a manner that will not constitute disruptive conduct nor disturb the peaceful enjoyment of adjacent or nearby dwellings by people occupying the same.
- C. Not engage in, nor tolerate, nor permit others on the premises to cause damage to the residential rental unit or engage in disruptive conduct, or other violations of this article, codes, Borough ordinances, or applicable state laws.
- D. Use the trash and recyclable collection provided by the owner to include placing trash out for weekly pickup.
- E. Use the residential rental unit for no purpose other than as a residence.
- F. Not allow persons other than those identified on the lease to reside in the residential rental unit.
- G. Not allow the possession of, serving to or consumption of alcohol by underage persons, nor allow the possession of, providing to or use of controlled substances by any person in an illegal fashion.

Disruptive conduct

- A. Police officers or the Codes Compliance Officer shall investigate alleged incidents of disruptive conduct. The police officer or Codes Compliance Officer conducting the investigation shall complete a disruptive conduct report upon a finding that the reported incident constitutes disruptive conduct. The information filed in the disruptive conduct report shall include, if possible, the identity of the alleged perpetrator(s) of the disruptive conduct and the factual basis for the disruptive conduct described in the disruptive conduct report. A copy of the disruptive conduct report shall be given or mailed to the occupant and mailed to the owner, or if applicable, manager within ten (10) business days of the occurrence of the alleged disruptive conduct.
- B. The occupant or the owner shall have ten (10) business days from the date of issuance of a disruptive conduct report to appeal the disruptive conduct report. The appeal shall be made in writing, shall set forth all grounds for the appeal, and shall be accompanied by any appeal fee established by Borough Council. The appeal shall be submitted to the Borough Secretary with a copy to the Codes Compliance Officer.
- C. After three (3) disruptive conduct incidents in any twelve (12) month period by an occupant documented by disruptive conduct reports, the owner shall have ten (10) business days from the date of the third disruptive conduct report to begin eviction proceedings against the occupants, unless there has been an appeal of the disruptive conduct report filed in accordance with this article. If an appeal of the third disruptive conduct report is filed, the owner shall have ten (10) business days from the decision of Borough Council to commence eviction proceedings and actively prosecute the eviction proceeding after it is filed. Failure to take such actions will result in the immediate revocation of the license. The residential rental unit involved shall not have its license reinstated until the reinstatement fee is paid and the disruptive occupants have been evicted, the Magisterial District Judge has ruled in the occupants' favor, the Magisterial District Judge has ruled in the owner's favor but has not ordered the eviction of the occupant(s), or the occupants have filed an appeal to a higher court or declared bankruptcy, thereby preventing their eviction. The disruptive occupants, upon eviction, shall not re-occupy any residential rental unit on the same premises involved for a period of at least one (1) year from date of eviction. This paragraph is not intended to limit or inhibit the owner's right to initiate eviction actions prior to the issuance of the third disruptive conduct report in a twelve-month period.
- D. The disruptive conduct report shall count against all occupants of the residential rental unit. More than one (1) disruptive conduct report filed against the occupants of a residential rental unit in a twenty-four (24) hour period shall count as a single disruptive conduct report for the purpose of §277-9.C. The Codes Compliance Officer shall maintain a list of the names of all occupants evicted as a result of §277-9.C. The names shall remain on the list for a period of three (3) years.